

**BIGFORK LAND USE ADVISORY COMMITTEE**  
**Minutes October 29, 2015**  
**4:00 PM Bethany Lutheran Church – Downstairs Meeting Room**

Chairwoman Susan Johnson called the meeting to order at 4:00 p.m.

**Present:** Board members: Joyce Mitchell, Susan Johnson, James Bonser, Al Johnson, John Bourquin and Shelley Gonzales. Public: There were two members of the public.

The Agenda was adopted as presented (m/s Bonser/Mitchell, unanimous).

Minutes of the May 28, 2015 meeting were approved (m/s, Mitchell/Bonser, unanimous).

**Administrator's Report and Announcements:**

Sign-in sheet with e-mail address. Draft minutes and documents are posted on the County website: [flathead.mt.gov/planning\\_zoning](http://flathead.mt.gov/planning_zoning) Click on: meeting information.

There will be no meeting in November. If there is an application for December, the meeting date will be December 17, 2015.

**Public Comment:**

None

**Applications:**

FZTA-PUD-15-03 Bigfork Landing II: A request by Michael Fraser, on behalf of Bigfork Landing II LLC, Calaway Construction Inc. and Calaway Brothers LLC for a zoning text amendment for the Mill Creek Phase I and II Planned Unit Development (PUD). The applicant is requesting the proposed amendment because the language precludes combining Phase II dwelling lots into either attached dwelling lots or detached single family lots. Language is proposed which would allow Phase II attached dwelling lots to be combined into larger attached or detached dwelling lots. The proposed text amendment would allow these lots to be moved to eliminate the encroachment into common areas.

**Staff Report:**

Prior to presenting the staff report, Eric Mack provided the committee with a letter from Julie Spencer with the Bigfork Water and Sewer District. The letter was in response to the public notice for the zoning text amendment request.

Eric Mack presented the application which requests a zoning text amendment to provide the applicant with flexibility to change the configuration of single family, duplex and triplex lots to more adequately meet market demand. The request is supported by the Bigfork Neighborhood Plan which states that subdivisions should have water and sewer service and have paved roads.

Q-Gonzales: Is the proposed text change language the same language that appears on page 5 of the Staff Report, under **C. Proposed Amendment**, as highlighted?

A-Mack: Yes

Q-A. Johnson: Will the developer be required to disclose to a potential property buyer any cost to move water and sewer lines due to the reconfiguring of property lines?

A-Mack: Yes

**Applicant Report:**

Mike Fraser represented the applicants and he presented a history of the project. He stated that the single family and duplex lots in Phase I generated a lot of interest, however, the triplex lots were not attractive to potential buyers. Fraser then addressed the letter from Bigfork Water and Sewer. He stated that all the subdivision lots have existing water and sewer lines. If a duplex lot is reconfigured to a single family lot, then the extra water and sewer line will be abandoned. Any changes to the lot configurations will be addressed at the subdivision review level. Lot number 107 was given as an example. Fraser stated that this request will provide the applicants with the flexibility needed to meet market demand.

Q-Mitchell: If lots 108 and 109 are converted from a duplex to a single family lot, will there be a change in the lot size?

A-Fraser: No. There will be no change in the lot footprint.

Mitchell commented that the subdivision would look better by combining the triplex lots to duplex lots and reduce density by 6 units.

Q-Mitchell: Who will be financially responsible to moving water and sewer lines?

A-Fraser: Most likely it will be at the developer's expense.

**Public Agencies:**

There were no representatives from public agencies.

**Public Comment:**

Marlene and Bob Moriarty were concerned that lot sizes would be changed and combined to allow for the potential construction of apartment buildings. Fraser replied that that would not happen.

**Committee Discussion:**

A motion was made to adopt the Findings of Facts (m/s Mitchell/A. Johnson), approved unanimously.

A motion was made to forward a recommendation to approve FZTA-PUD-15-03 Bigfork Landing II (m/s A. Johnson/Mitchell), approved unanimously.

**Old Business:**

None

**New Business:**

None

Planning Director Mark Mussman introduced himself to the committee and gave a brief background of his job experience.

A motion to adjourn was made (m/s Gonzales/A. Johnson), approved unanimously. Meeting was adjourned at 4:25 pm.

Respectfully submitted,

Shelley Gonzales  
Committee Member